

Swansea

The Junction Cafe & Kiosk, Mumbles Road,
Blackpill, SA3 5AS

Lease Assignment For Sale - Premium Offers Invited -
inclusive of fixtures and fittings.



Summary

Rates Payable £7,279 per annum



Description

An established, fully-fitted trading unit and kiosk providing an increasingly rare opportunity so close to the Bay.

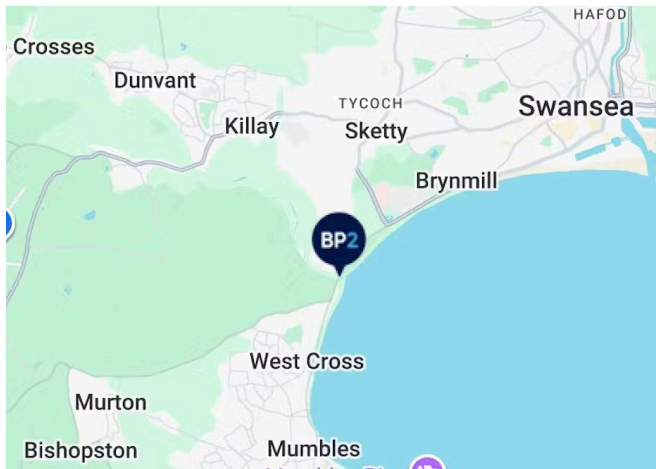
The demise comprises the two-storey Old Station Building, arranged as ground floor trading space with first floor mezzanine accommodation, together with a separate kiosk unit used for the sale of takeaway food, drinks and retail items to users of the adjoining Lido. Both units benefit from rights of access, servicing and outside seating as set out in the lease.

Location

The Junction Café and Kiosk occupies one of the most recognisable positions on Swansea Bay, standing directly in front of Blackpill Lido and the promenade at the gateway to Mumbles. The premises benefit from exceptional footfall from beachgoers, cyclists, dog walkers and the thousands of residents and visitors who use this stretch of coastline throughout the year.

The premises are situated on Mumbles Road at Blackpill, directly opposite Clyne car park and immediately in front of Blackpill Lido, the Swansea Bay promenade and cycle path, the principal pedestrian and cycle route linking Swansea city centre with Mumbles.





Summary

- Business rates: £7,279 per annum
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

Further information

- [View Microsite](#)

Contact & Viewings

Ceri Daniel
07827 120389
ceri@bp2property.com

David Blyth MRICS
07966 752301
david@bp2property.com

The Opportunity

With its uninterrupted views over the Lido, promenade and bay, the property lends itself to a range of concepts beyond its current café use, including:

- An intimate wedding and private events venue, making use of the outside terrace and beachfront backdrop
- A wine bar or evening lounge concept, capitalising on sunset views over Swansea Bay
- A destination brunch and coffee house serving the promenade's daily footfall
- Continuation of the current café, bistro and kiosk trade, with scope to extend into first-floor office

Lease Summary

- Landlord: The Council of the City and County of Swansea
- Lease dated 5 March 2024; contractual term of 15 years from and including 22 July 2022
- Current rent: £25,000 per annum exclusive of VAT, payable quarterly in advance
- Rent reviews: five-yearly, upward only to open market rent, first review 22 July 2027
- Assignment of the whole is permitted with landlord consent (not to be unreasonably withheld or delayed)
- Café-use covenants apply, including restrictions on alcohol sales (ancillary to table meals only) and a minimum trading requirement of 11.00am–5.00pm, 25 May to 30 September

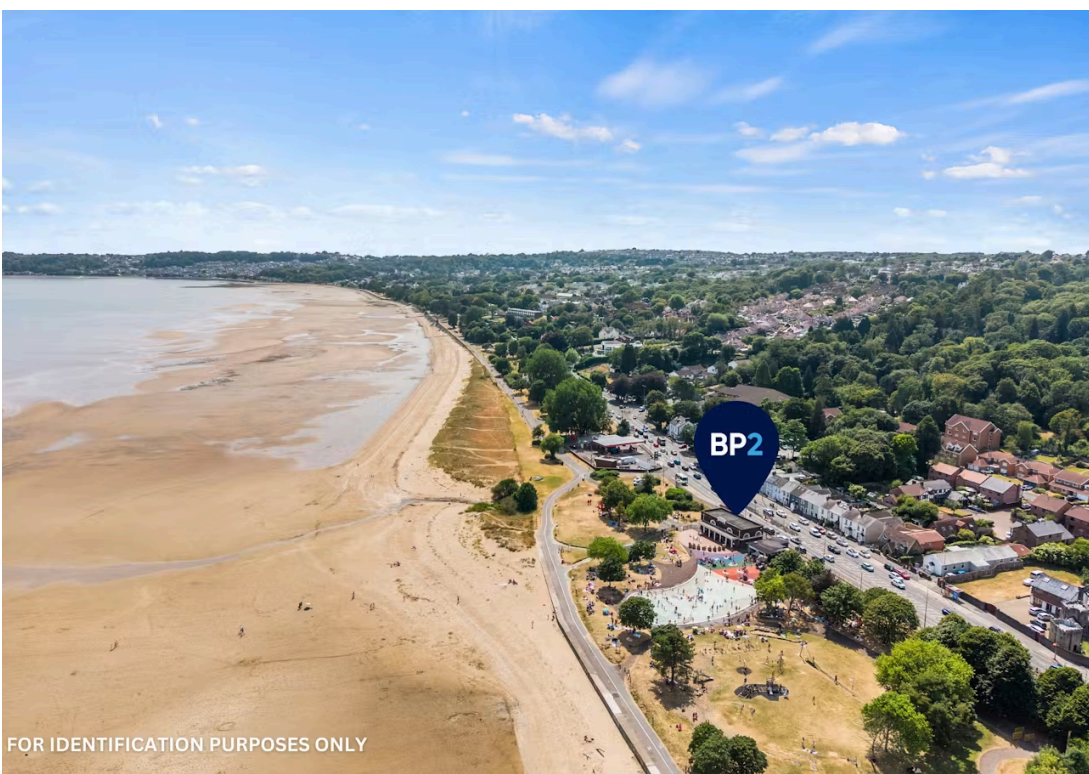
Terms

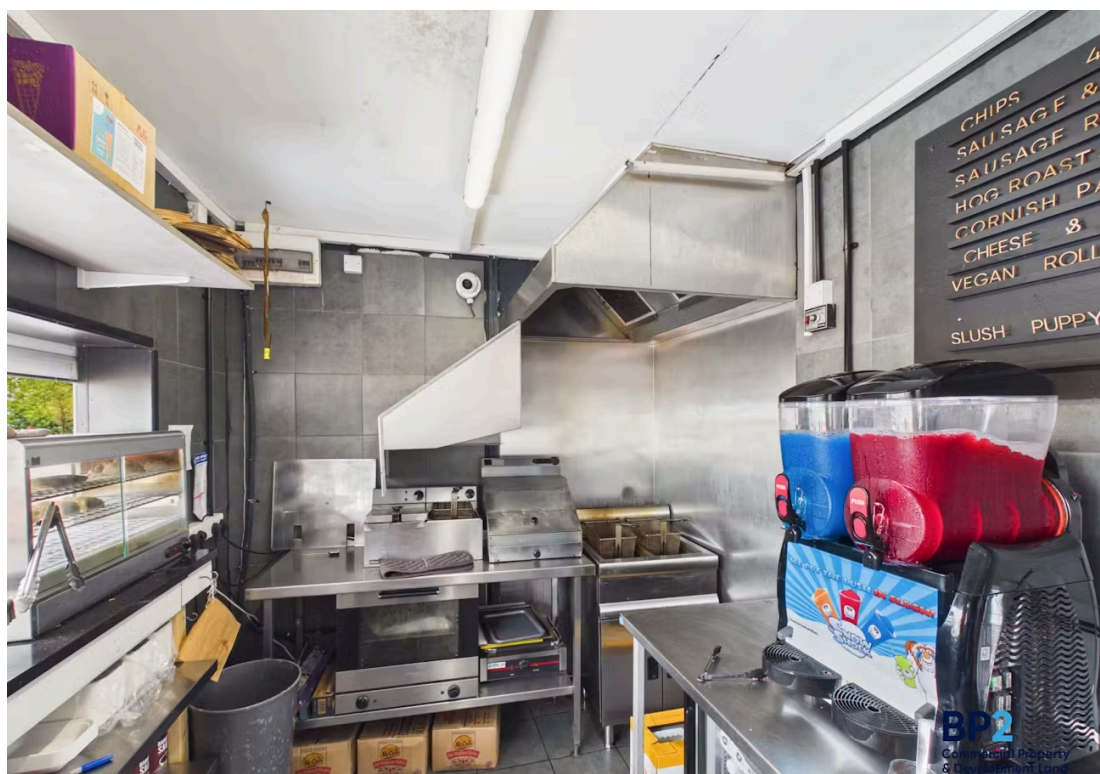
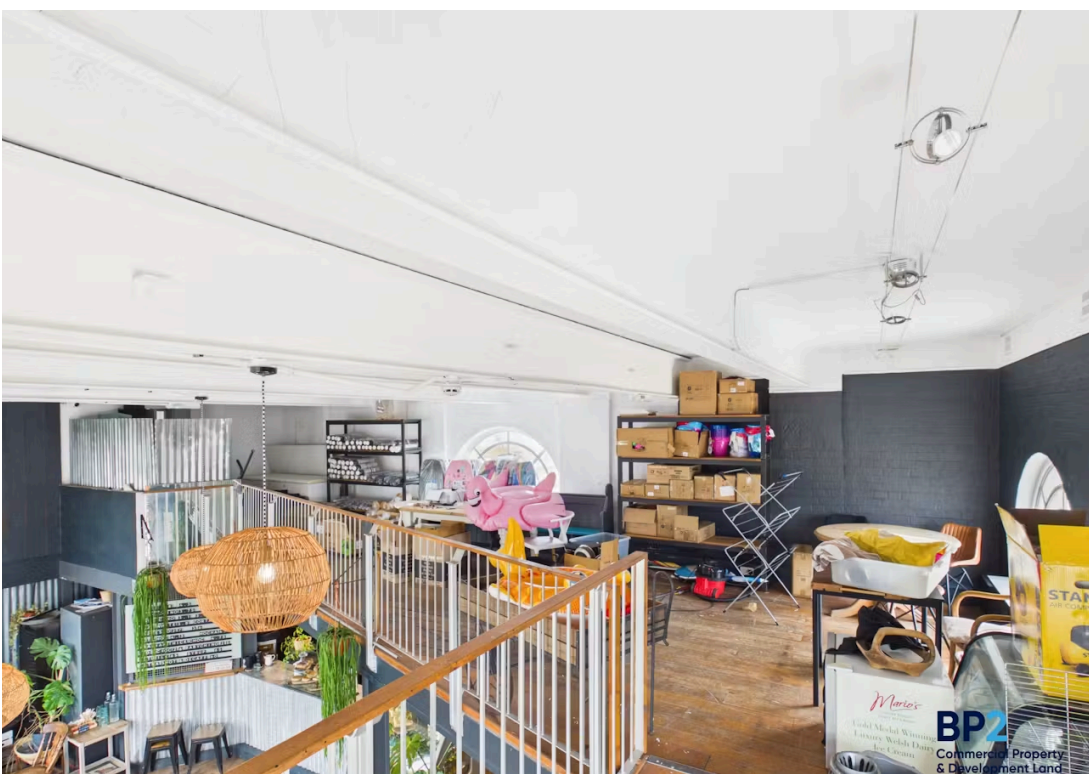
Premium offers invited for the assignment of the leasehold interest. Sale to include all existing fixtures and fittings.

Further information, including a full copy of the lease and Schedule of Condition, is available upon formal expression of interest.









Accommodation

Description	sq ft	sq m
Ground Floor Restaurant	823	76.46
Ground Floor Kitchen & Store	217	20.16
Ground Floor W.C	42	3.90
Second Ground Floor W.C	27	2.51
Ground Floor Utility	13	1.21
Mezzanine	483	44.87
Office	248	23.04
Kiosk & Stores	260	24.15
Total	2,113	196.30